

Waterville

BK 6123 PG 184

TRANSFER
TAX
PAID

43-126-35

WARRANTY DEED

037337

KNOW ALL MEN BY THESE PRESENTS, that GERRITY COMPANY, INCORPORATED, also known as Gerrity Company, Inc., a Delaware corporation with a place of business at Newton Upper Falls, Maine, for consideration paid, grants to AVERILL ASSOCIATES, LLC, a Maine limited liability company with a mailing address of 225 Commercial Street, Portland, Maine 04101, with WARRANTY COVENANTS, the land in Waterville, County of Kennebec and State of Maine, described in Exhibit A, attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Gerrity Company, Incorporated has set its hand this 9th day of November, 1999.

Witness

GERRITY COMPANY, INCORPORATED

By:

Its

VICE PRESIDENT

STATE OF MAINE
COUNTY OF CUMBERLAND

November 29, 1999

Then personally appeared Gerrity Company, Incorporated, by its Peter F. Gerrity, Vice President and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said corporation.

Before me,

Thomas F. Jewell
Attorney at Law

M. D. B. S. C.

43-126-35

EXHIBIT A

Real estate located on Matthews Avenue in the City of Waterville, County of Kennebec, State of Maine, bounded and described as follows:

Units 2, 4, 6-11, 13-36, 38-44 in the Averill Condominium, as described in the Averill Condominium Declaration dated December 19, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3480, Page 1, and as shown on the Plats and Plans recorded in File E-88308 through E-88314, as these condominium documents may have been amended.

TOGETHER WITH any and all limited common elements, rights, easements, privileges and appurtenances belonging to the Units described above and any personal property of Grantor located in any of these Units or anywhere on the condominium site.

SUBJECT, HOWEVER, to the terms, conditions, agreements, covenants, restrictions, obligations and easements referred to in the Averill Condominium Declaration described above, and to utility easements described in Book 3415, Page 7 and Book 3465, Page 269.

TOGETHER WITH all Development Rights, Declarant Rights and Special Declarant Rights described in the Maine Condominium Act and as described in Article 7 of the Averill Condominium Declaration; all rights of Declarant control as set forth in Article 8 of the Declaration; and any and all other rights of the Declarant pursuant to Maine Law.

Being the same premises conveyed to the Grantor herein by deed of Averill Apartments, Inc., dated October 3, 1991 and recorded in the Kennebec County Registry of Deeds in Book 4057, Page 33.

RECEIVED KENNEBEC SS.

1999 DEC 23 AM 9:00

ATTEST: *Theresa Ruth Mann*
REGISTER OF DEEDS